

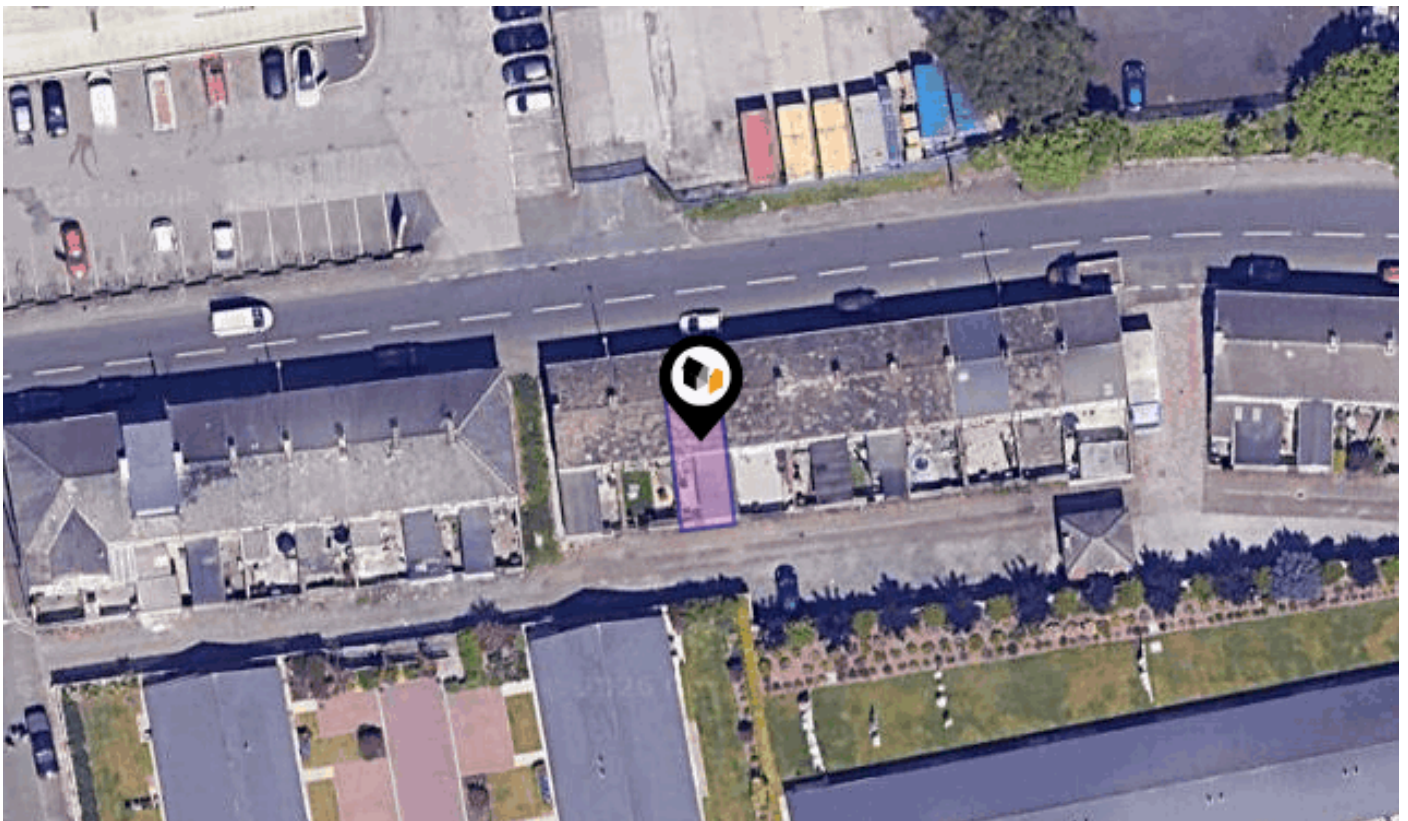


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 07th July 2026**



**GANNOW LANE, BURNLEY, BB12**

## Pendle Hill Properties

154 Whalley Road Read BB12 7PN

01282 772048

india@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





## Property

|                         |                                         |                |          |
|-------------------------|-----------------------------------------|----------------|----------|
| <b>Type:</b>            | Terraced                                | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 2                                       |                |          |
| <b>Floor Area:</b>      | 701 ft <sup>2</sup> / 65 m <sup>2</sup> |                |          |
| <b>Plot Area:</b>       | 0.01 acres                              |                |          |
| <b>Year Built :</b>     | 1900-1929                               |                |          |
| <b>Council Tax :</b>    | Band A                                  |                |          |
| <b>Annual Estimate:</b> | £1,700                                  |                |          |
| <b>Title Number:</b>    | LA385251                                |                |          |

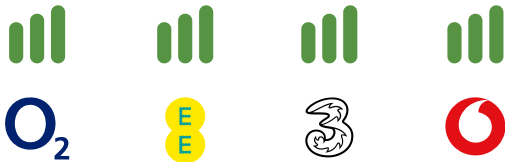
## Local Area

|                           |            |
|---------------------------|------------|
| <b>Local Authority:</b>   | Lancashire |
| <b>Conservation Area:</b> | No         |
| <b>Flood Risk:</b>        |            |
| ● Rivers & Seas           | Very low   |
| ● Surface Water           | Medium     |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

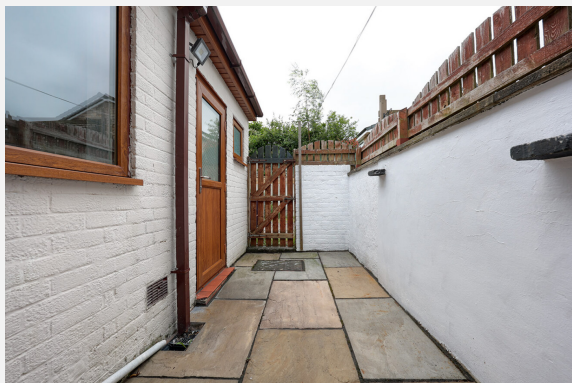
|                                                                                     |                                                                                      |                                                                                       |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>7</b><br>mb/s                                                                    | <b>54</b><br>mb/s                                                                    | <b>10000</b><br>mb/s                                                                  |
|  |  |  |

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

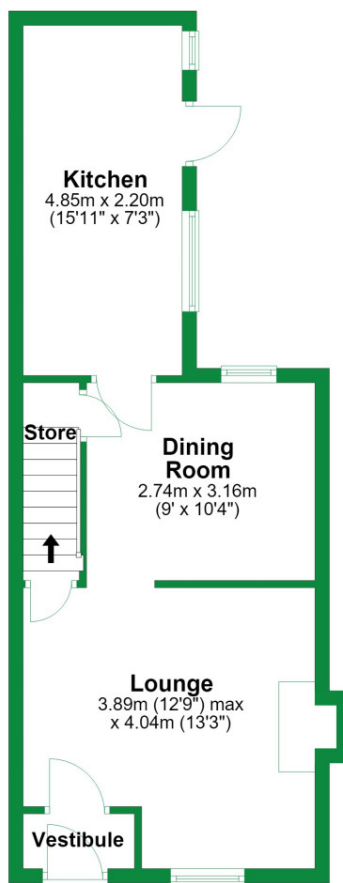




## GANNOW LANE, BURNLEY, BB12

### Ground Floor

Approx. 38.1 sq. metres (409.7 sq. feet)

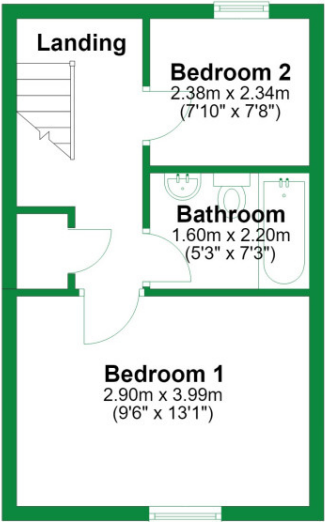


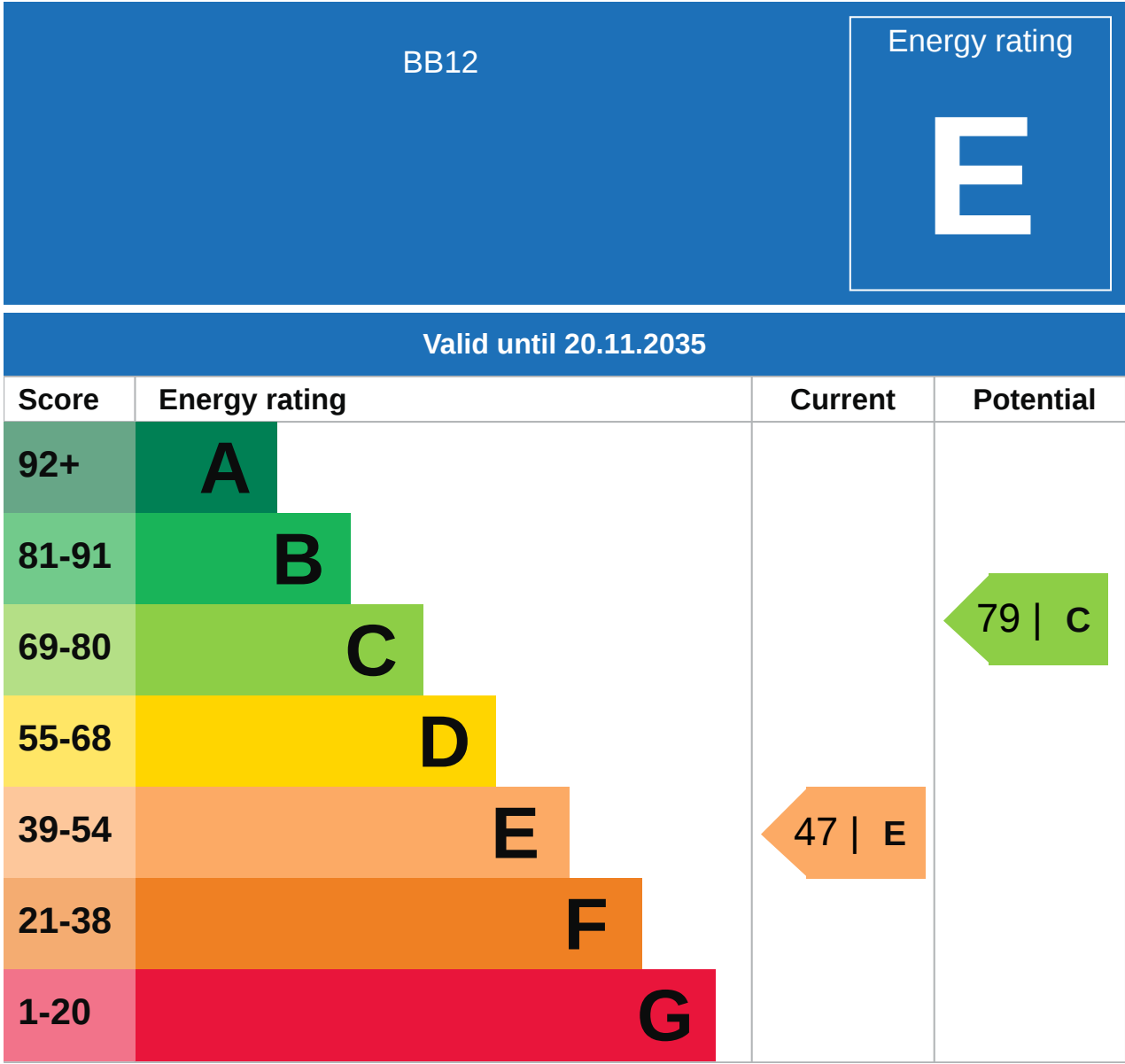
Total area: approx. 65.2 sq. metres (702.3 sq. feet)

**GANNOW LANE, BURNLEY, BB12**

**First Floor**

Approx. 27.2 sq. metres (292.5 sq. feet)





## Additional EPC Data

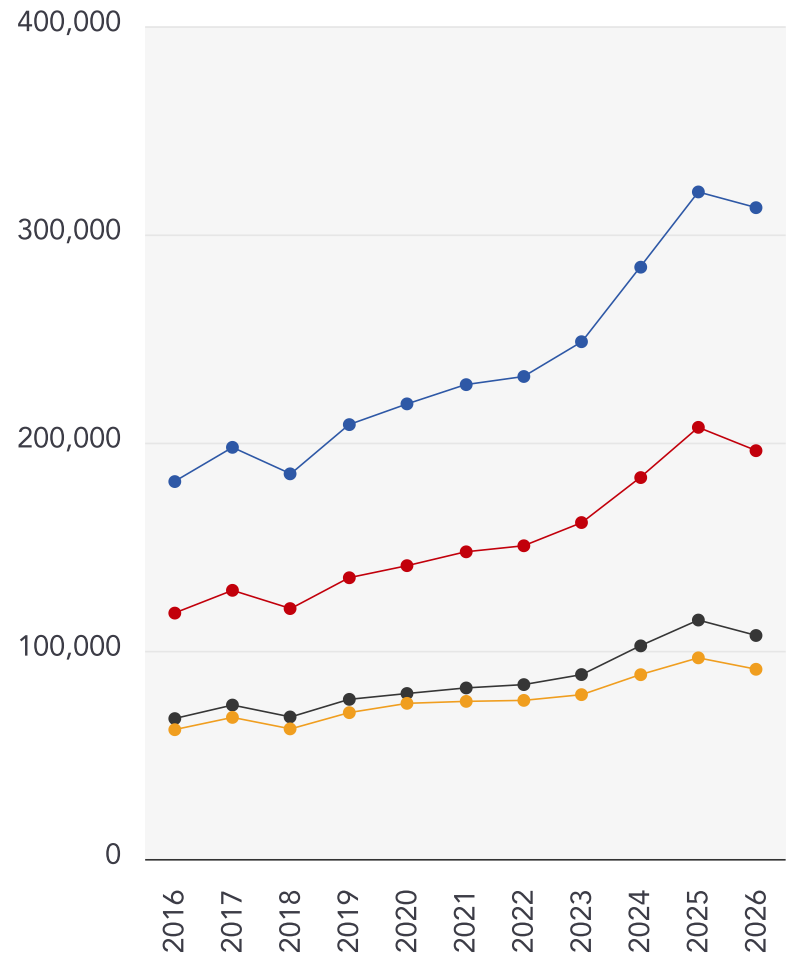
---

|                                     |                                                    |
|-------------------------------------|----------------------------------------------------|
| <b>Property Type:</b>               | House                                              |
| <b>Build Form:</b>                  | Mid-Terrace                                        |
| <b>Transaction Type:</b>            | Rental                                             |
| <b>Energy Tariff:</b>               | Single                                             |
| <b>Main Fuel:</b>                   | Mains gas (not community)                          |
| <b>Main Gas:</b>                    | Yes                                                |
| <b>Previous Extension:</b>          | 1                                                  |
| <b>Open Fireplace:</b>              | 1                                                  |
| <b>Walls:</b>                       | Granite or whin, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Very Poor                                          |
| <b>Roof:</b>                        | Pitched, 100 mm loft insulation                    |
| <b>Roof Energy:</b>                 | Average                                            |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                    |
| <b>Main Heating Controls:</b>       | Programmer, no room thermostat                     |
| <b>Hot Water System:</b>            | From main system                                   |
| <b>Hot Water Energy Efficiency:</b> | Good                                               |
| <b>Lighting:</b>                    | Below average lighting efficiency                  |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                     |
| <b>Total Floor Area:</b>            | 76 m <sup>2</sup>                                  |

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in BB12



Detached

**+72.58%**

Semi-Detached

**+66.06%**

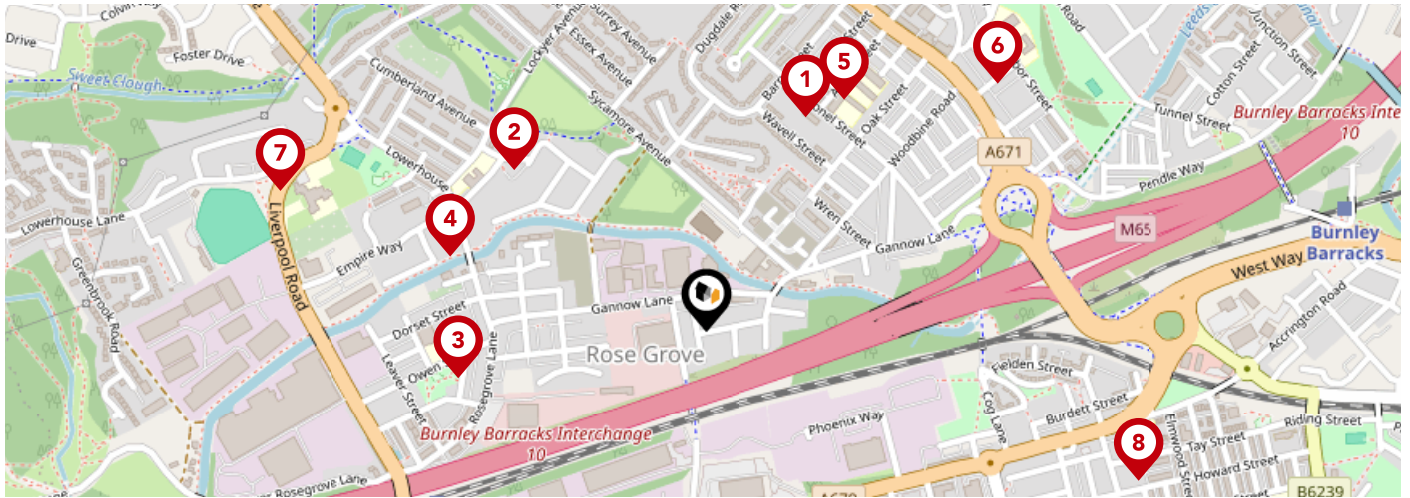
Terraced

**+59.19%**

Flat

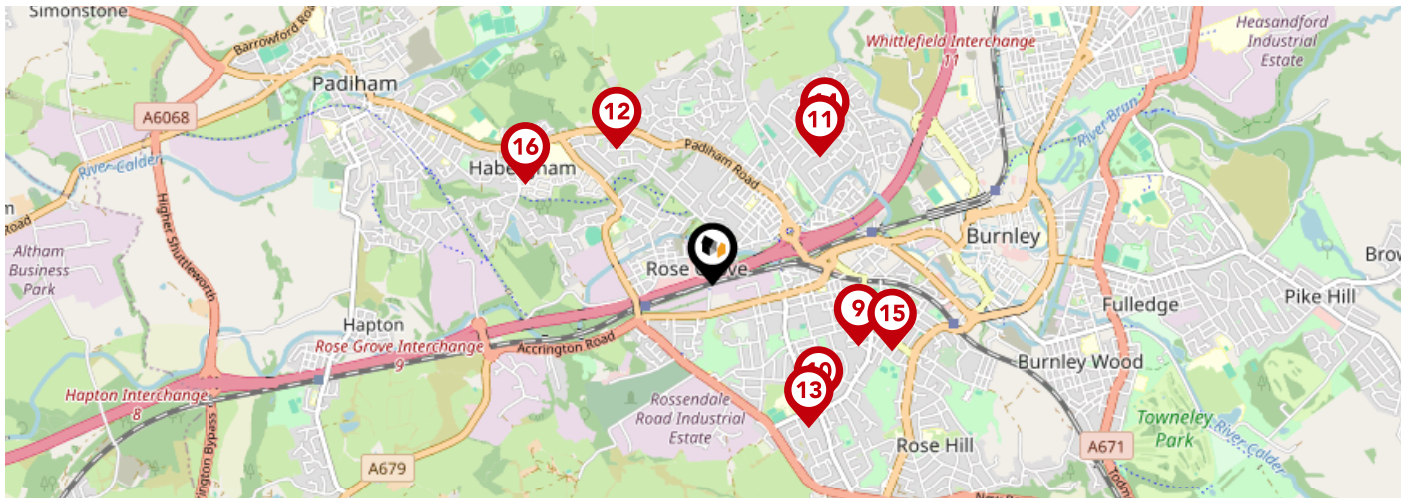
**+46.72%**

# Area Schools



|          |                                                                                                                               | Nursery                             | Primary                             | Secondary                | College                  | Private                  |
|----------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Ightenhill Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 94   Distance:0.26                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Rosegrove Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 91   Distance:0.28                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Rosegrove Infant School</b><br>Ofsted Rating: Good   Pupils: 156   Distance:0.28                                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>St Augustine of Canterbury RC Primary School, A Voluntary Academy</b><br>Ofsted Rating: Good   Pupils: 208   Distance:0.29 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Burnley Ightenhill Primary School</b><br>Ofsted Rating: Good   Pupils: 336   Distance:0.3                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Whittlefield Primary School</b><br>Ofsted Rating: Good   Pupils: 225   Distance:0.42                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Burnley Lowerhouse Junior School</b><br>Ofsted Rating: Requires improvement   Pupils: 204   Distance:0.49                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Taywood Nursery School</b><br>Ofsted Rating: Good   Pupils: 88   Distance:0.5                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

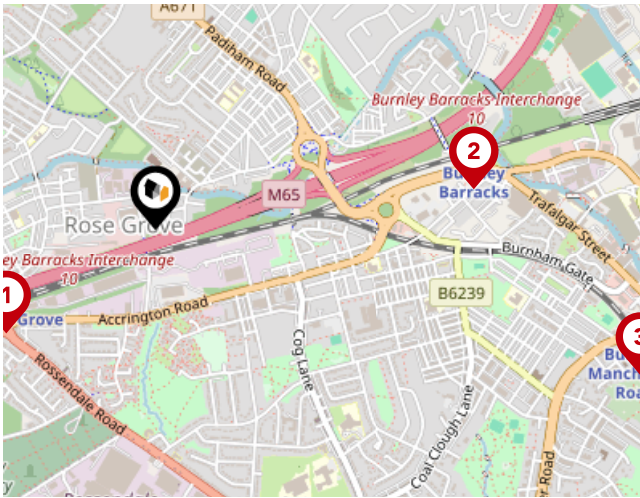
# Area Schools



|           |                                                                                                                            | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|----------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Coal Clough Academy</b><br>Ofsted Rating: Good   Pupils: 118   Distance:0.69                                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>The Rose School</b><br>Ofsted Rating: Requires improvement   Pupils: 67   Distance:0.71                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Wellfield Methodist and Anglican Church School</b><br>Ofsted Rating: Good   Pupils: 203   Distance:0.73                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>St Joseph's Park Hill School</b><br>Ofsted Rating: Not Rated   Pupils: 128   Distance:0.73                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Cherry Fold Community Primary School</b><br>Ofsted Rating: Good   Pupils: 411   Distance:0.75                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>St Mary Magdalene Catholic Primary School, a Voluntary Academy</b><br>Ofsted Rating: Good   Pupils: 195   Distance:0.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Burnley Holy Trinity Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 209   Distance:0.84          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Burnley High School</b><br>Ofsted Rating: Good   Pupils: 607   Distance:0.93                                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

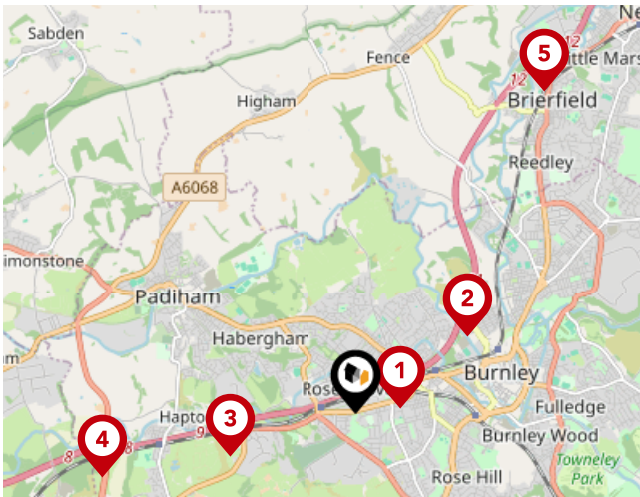
# Area

## Transport (National)



### National Rail Stations

| Pin | Name                                 | Distance   |
|-----|--------------------------------------|------------|
| 1   | Rose Grove Rail Station              | 0.4 miles  |
| 2   | Burnley Barracks Rail Station        | 0.7 miles  |
| 3   | Burnley Manchester Road Rail Station | 1.11 miles |

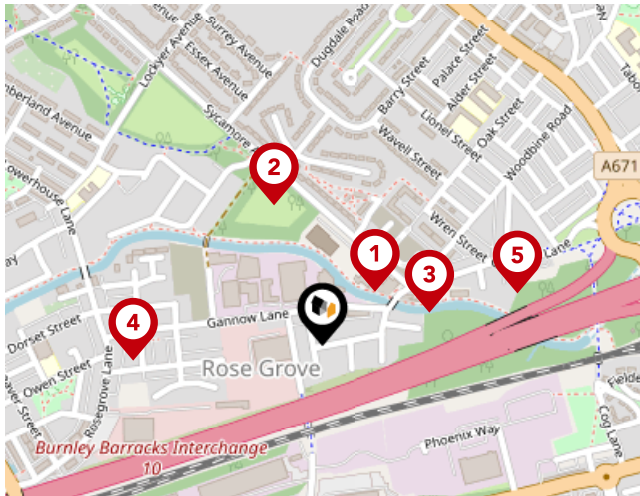


### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M65 J10 | 0.39 miles |
| 2   | M65 J11 | 1.18 miles |
| 3   | M65 J9  | 1.16 miles |
| 4   | M65 J8  | 2.29 miles |
| 5   | M65 J12 | 3.27 miles |

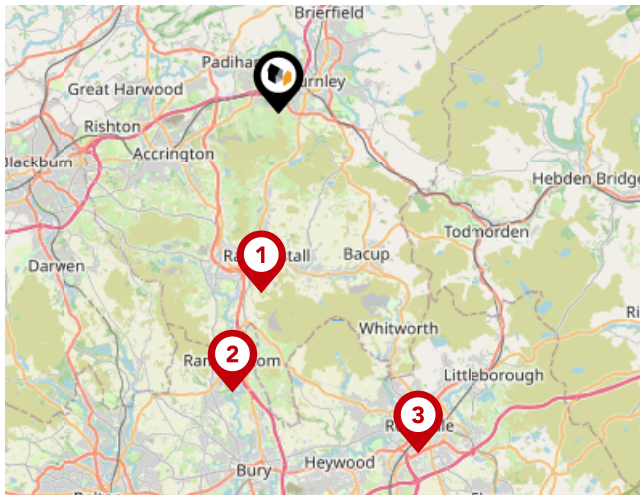
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Sycamore Close    | 0.08 miles |
| 2   | Tedder Avenue     | 0.16 miles |
| 3   | Woodbine Road     | 0.12 miles |
| 4   | White Street      | 0.21 miles |
| 5   | Wordsworth Street | 0.22 miles |



### Local Connections

| Pin | Name                                        | Distance    |
|-----|---------------------------------------------|-------------|
| 1   | Rawtenstall (East Lancashire Railway)       | 6.32 miles  |
| 2   | Ramsbottom (East Lancashire Railway)        | 9.93 miles  |
| 3   | Rochdale Interchange (Manchester Metrolink) | 12.87 miles |



### **Pendle Hill Properties**

---

If you are looking for exceptional service, high level sales skills and a team driven by success look no further than Pendle Hill Properties.

At Pendle Hill Properties we pride ourselves on offering the very best personal service and help buyers, sellers, landlords and tenants alike achieve their aims.

From the very first moment you call us you will feel secure in the knowledge that you are in safe and reliable hands. We take away the stress of property selection and buying and make the whole process simple and painless. Not only that but we have access to a team of partners who can provide legal, mortgage and financial advice, surveys, and provide a range of products tailored to your needs. In short Pendle Hill Properties is your one stop property shop.

### Testimonial 1



A super big Thank you to Andrew and all the team at Pendle Hill Properties for selling my house quickly. The service and communication from this company was second to none. Highly recommended. 5 star review from me.

### Testimonial 2



Moved to Pendle Hill properties after a really poor experience with a previous agent and immediately saw a difference from the photographs and marketing, to the number of viewings. Andrew worked hard to get our sale to completion and was always contactable for any queries. Would recommend.

### Testimonial 3



We used Pendle Properties to both sell our home, and rent our new home. It's a family-run company, and that really comes over in the service. You get that personal touch that is so often missing from high street estate agents. They care about their service. Our property in Cliviger was advertised and sold within 10 weeks, thanks to some great promotion across all platforms. They are strong and creative on social media. All in all, we'd highly recommend!

### Testimonial 4



Hi, So Andrew and Thomas took on a very niche house. They were aligned with the way I wanted to house marketed right from the offset. Always available to contact even out of work hours. Due diligence on buyers made to a high level. A very personal approach to dealing with buyers and vendors. Succeeded in the sale of our house. Recommended their services. Thanks



/PendleHillProperties/



/pendlehillproperties/



/PendleHillProps



/company/pendle-hill-properties/

# Pendle Hill Properties

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Pendle Hill Properties

154 Whalley Road Read BB12 7PN

01282 772048

india@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk

